

37/39 Pilrig Heights

PILRIG, EDINBURGH, EH6 5FB



Beautifully presented one-bedroom flat in the sought-after area of Pilrig, with views over the city



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this one-bedroom flat in Pilrig, just a stone's throw away from the city centre. The property is in walk-in condition and is a very comfortable home or a lucrative investment.

THE LIVING ROOM



Internally the property briefly comprises of a bright entrance hallway with excellent storage, leading to the generously spaced living room at the end of the hall. The modern kitchen, next door to the living room, has been finished to a very high standard is fitted with an electric hob, oven, fridge/freezer and boasts plenty of worktop space for the keen chef to cook up a storm.

THE KITCHEN





Leading back through the hall from here you will find the double bedroom with a very stylish finish and a large integrated wardrobe, freeing up floorspace for any other freestanding units. Lastly, the three-piece bathroom continues the trend of excellent finishes with back tiles creating a very sleek look.

THE BATHROOM



THE BEDROOM

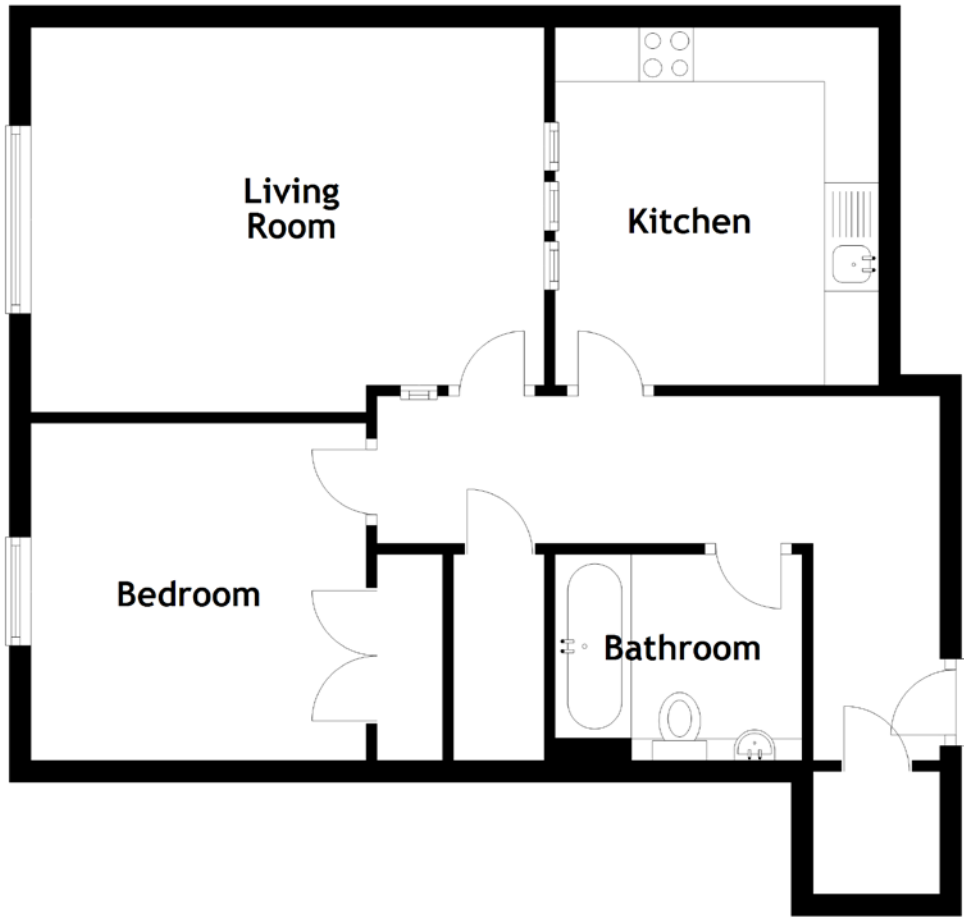


In addition to this, the property includes secure parking and entrance systems. This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

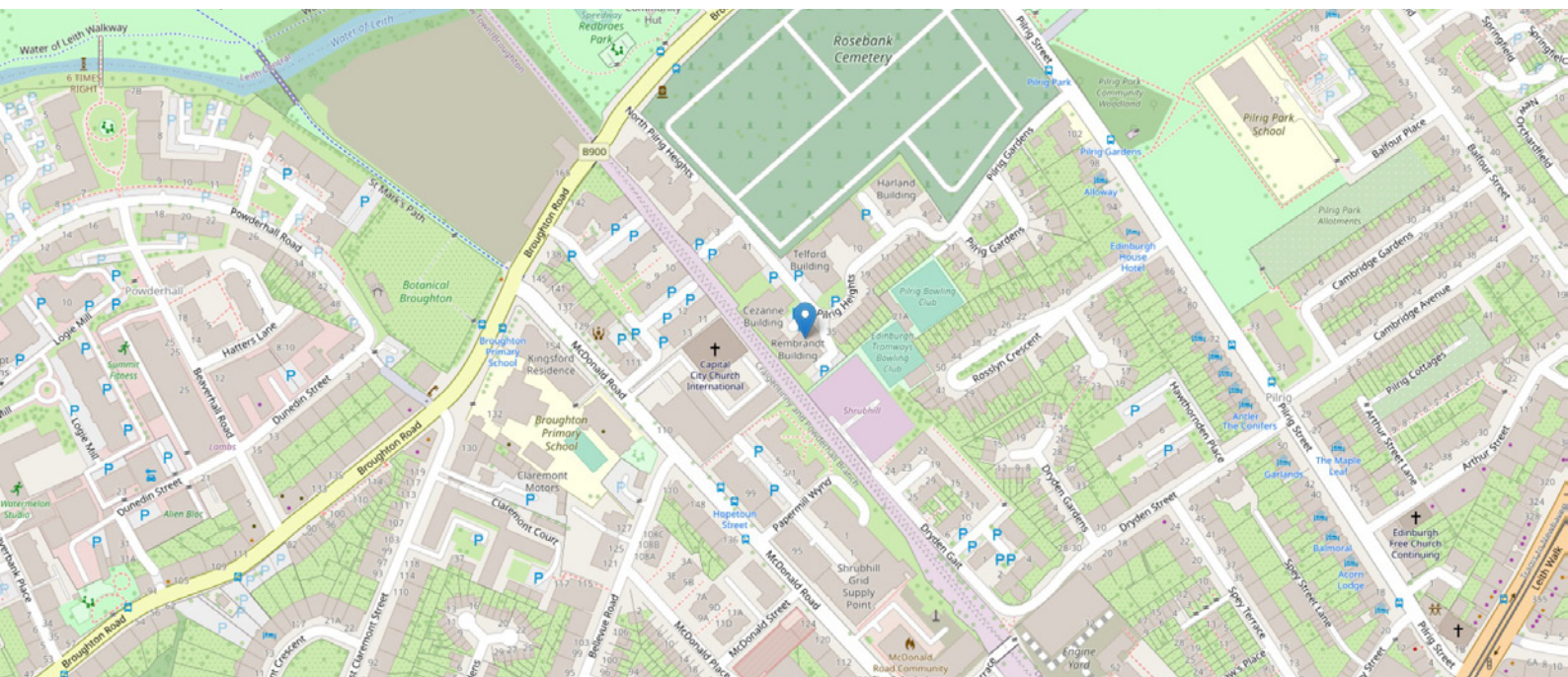
Living Room
Kitchen

4.73m (15'6") x 3.43m (11'3")
3.30m (10'10") x 2.98m (9'9")

Bathroom
Bedroom

2.27m (7'6") x 1.90m (6'3")
3.11m (10'2") x 3.09m (10'2")

Gross internal floor area (m²): 55m²
EPC Rating: C



THE LOCATION

This property is situated in a popular residential district just outside the city centre to the north-east. The area is well served with a variety of local shopping facilities with a choice of building society, banking and Post Office services all nearby. The local shops, which include a large branch of Tesco, will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the city centre. Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.





A short journey away, Leith waterfront provides a host of café's galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

The city's formal entertainment facilities, tend to be highly concentrated in the city centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with city centre are, virtually on the doorstep.

For those who prefer open-air facilities, nearby Calton Hill provides superb views over the city which are well worth the climb. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.